

Economic Development Authority of the City of Winchester, Virginia

Meeting Minutes

DATE: March 15, 2011
TIME: 8:00 a.m.
LOCATION: Rouss City Hall Council Chambers

MEMBERS:	<u>Present</u>	<u>Absent</u>
Larry T. Omps	<u>X</u>	<u> </u>
Joseph E. Kalbach	<u>X</u>	<u> </u>
Daniel Troup	<u>X</u>	<u> </u>
Ronald Mislowsky	<u>X</u>	<u> </u>
J. P. Carr	<u> </u>	<u>X</u>
Suzanne Conrad	<u>X</u>	<u> </u>
William Buettin	<u>X</u>	<u> </u>

ALSO ATTENDING: Michael L. Bryan, Counsel and James W. Deskins, Executive Director

PRESIDING: Larry T. Omps Chairman

SUBJECT: **Call to Order and Determination of Quorum**

HIGHLIGHTS: Chairman Omps called the meeting to order at 8:00 a.m., at which time it was determined a quorum was present.

SUBJECT: **Review and Approval of Minutes of February 15, 2011**

HIGHLIGHTS: The Minutes of the Authority meeting held on February 15, 2011 were submitted for consideration by the Authority and were unanimously approved upon motion duly made by Mr. Troup, seconded by Mrs. Conrad.

SUBJECT: **Review and Approval of Financial Statement for the Period Ended February 28, 2011**

HIGHLIGHTS: Mr. Deskins reported that the Financial Report will be deferred until next month as the bank statements have not been received.

SUBJECT: **Executive Director's Report**

HIGHLIGHTS: Mr. Deskins presented the request of R. Hunter Hurt, AIA for a facade loan for improvements at 26-28 West Piccadilly Street. Mr. Deskins reported that the Application is consistent with the Facade Loan Program

requirements. The loan request is in the sum of \$25,000.00 with a deferral of payments for two (2) years, for the painting, demolition and repair of the facade of this building. Upon motion duly made by Mrs. Conrad, seconded by Mr. Troup, the Facade Loan to R. Hunter Hurt, was unanimously approved. Authority Counsel is directed to prepare the necessary loan documents. A copy of the Loan Application is made a part of these minutes.

Mr. Deskins submitted the Application for Assistance submitted by Darden Restaurants on behalf of its wholly owned subsidiary Rare Hospitality International, Inc. (d/b/a Long Horn Steakhouse) seeking a Business Development Grant for the empty building located at 2173 South Pleasant Valley Road which is the site of a former Circuit City Store. Long Horn Steakhouse intends to remove the existing building and reconstruct a new building on the site. Mr. Deskins reported that the Applicant is eligible for the Business Development Grant. In addition, this restaurant business will create approximately 30 new jobs and generate considerable meals and sales taxes for the City. Upon motion duly made by Mr. Buettin, seconded by Mrs. Conrad, the application for a Business Development Grant by Darden Restaurants was unanimously approved.

Mr. Deskins submitted a request for funding in the sum of \$600.00 as interim salary for an administrative assistant to the City Manager and to the Executive Director. The payment is for salary at \$10.00 per hour for a total of 60 hours over the next two months. Upon motion duly made by Mr. Kalbach, seconded by Mrs. Conrad the funding request was unanimously approved.

SUBJECT: Closed Meeting

HIGHLIGHTS: Upon Motion duly made by Mr. Troup, seconded by Mr. Mislowsky, the Authority also unanimously RESOLVED to go into a closed meeting pursuant to Section 2.2-3711(C)(A)(3) of the Code of Virginia (1950, as amended) for the discussion and consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

SUBJECT: Return to Open Meeting

HIGHLIGHTS: At the conclusion of the closed meeting concerning the discussion or consideration of the acquisition of real property for a public purpose, or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy the following Resolution was unanimously adopted upon roll call

vote as set forth below:

WHEREAS, the Industrial Development Authority for the City of Winchester has concluded its “closed meeting” at a meeting held on March 15, 2011, and desires not to return to an “open meeting”; and

WHEREAS, the adoption of this Resolution is intended to serve as the “Certificate” described in Section 2.2-3712(D) of the Code of Virginia (1950, as amended).

NOW THEREFORE, BE IT RESOLVED that the Industrial Development Authority for the City of Winchester does hereby reconvene in an “open meeting” at its meeting held on March 15, 2011; and

BE IT FURTHER RESOLVED that each and every Member of said Authority who votes in the affirmative for this Resolution does thereby certify to the best of each Member’s knowledge that only public business matters lawfully exempted from open meeting requirements of the Virginia Freedom of Information Act were heard, discussed or considered during the closed meeting, and that only such public business matters as were identified in the Motions which convened the closed meeting were heard, discussed or considered during the course of said closed meeting by the Authority:

<u>Roll Call</u>	<u>Vote</u>
Larry T. Omps	Aye
Joseph E. Kalbach	Aye
Daniel Troup	Aye
Ronald Mislowsky	Aye
Suzanne Conrad	Aye
William Buettin	Aye

Chairman Omps departed the meeting at approximately 8:45 a.m. after the conclusion of the Closed Meeting and Return to Open Meeting. Vice-Chairman Mislowsky presided for the remainder of the meeting.

SUBJECT: **New Business**

HIGHLIGHTS: Mr. Deskins reviewed the boarding house situation for those properties located at No. 443, 450-452 and 513 North Loudoun Street. It appears that these properties have some type of special status which allows the owners to rent rooms as a boarding house, which has been the site of citizen complaints and police activity. Mr. Deskins submitted that the quality of

the neighborhood would not improve unless and until these properties were acquired and the appropriate restrictive covenants or zoning was in place to prohibit the use of these properties as boarding houses. Upon motion duly made by Mrs. Conrad, seconded by Mr. Buettin, the Executive Director was authorized to submit an offer to purchase these buildings from the current owner, Summit Bank, for a total purchase price of \$500,000.00, with \$100,000.00 in cash as a down payment and the balance to be financed by Summit Bank.

SUBJECT: Next Meeting

HIGHLIGHTS: The next meeting of the Authority is scheduled for April 19, 2011 at 8:00 a.m. in Common Council Chambers.

ADJOURNMENT: There being nothing further, the meeting was adjourned.

Respectfully submitted by:

Michael L. Bryan, Secretary

MLB/pmn

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